

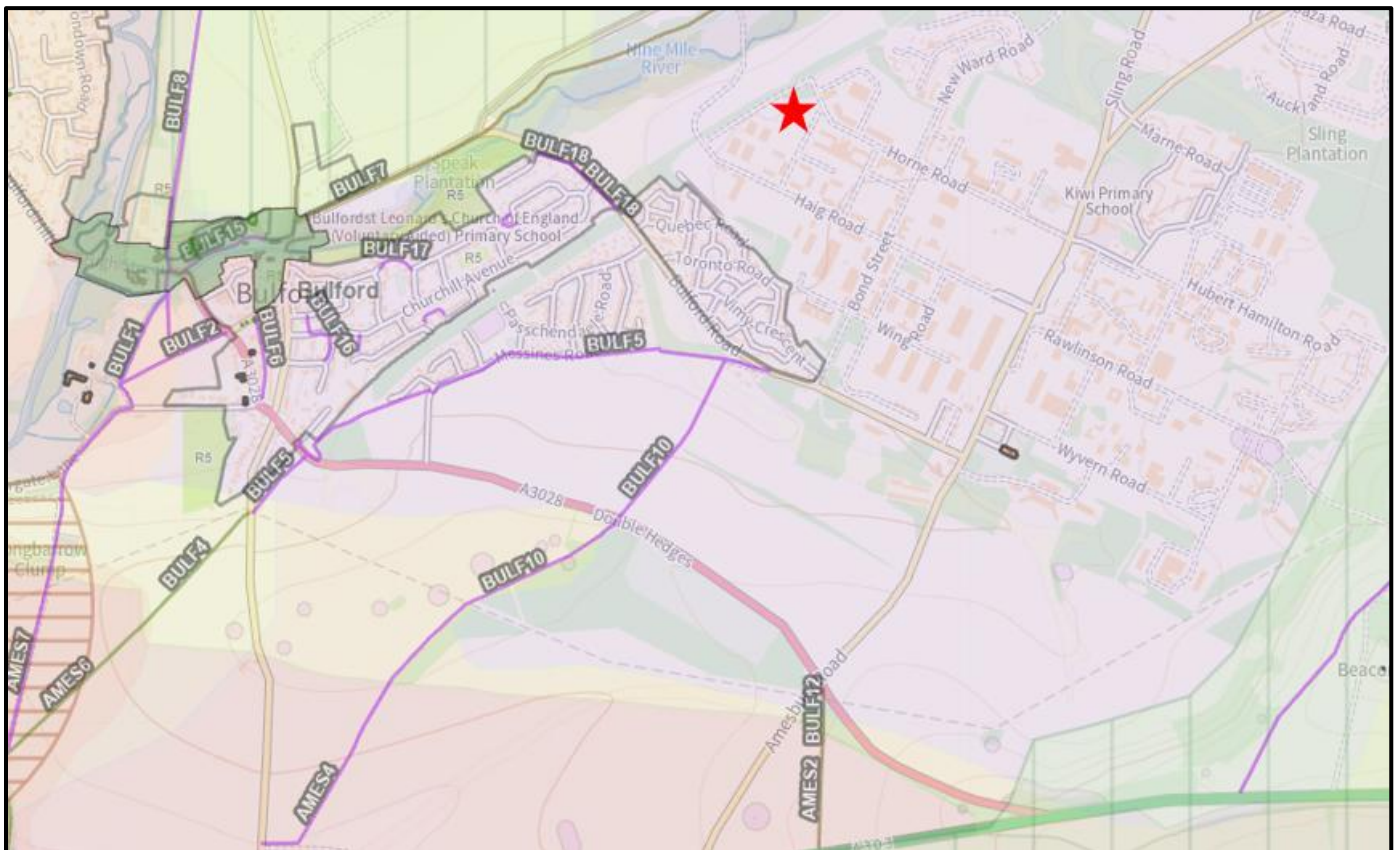
DELEGATED REPORT

Application Reference: PL/2026/02595
Application Type: Planning permission

Site Address: Bulford Garrison, Bulford, SP4 9NA
Proposal: Retention of temporary office building (WD0625) in Bulford Camp for a further 3 years (until 31 March 2029)
Recommendation: Planning Permission be GRANTED

SITE DESCRIPTION/CONTEXT

The 0.14 hectare site is situated in the countryside outside of and to the east of the defined settlement boundary for the Market Town of Bulford, as designated by the adopted Wiltshire Core Strategy (WCS) policies CP1 (Settlement Strategy), CP2 (Delivery Strategy) and CP4 (Amesbury Community Area) (identified with a thick black line in PLAN A below). Whilst the site is some distance from any river and is within flood zone 1, it is situated within the catchment of the River Avon Special Area for Conservation (SAC) and within 6.4 kilometres of the Salisbury Plain Special Protection Area (SPA). It is also in close proximity to the Stonehenge World Heritage Site and its setting.



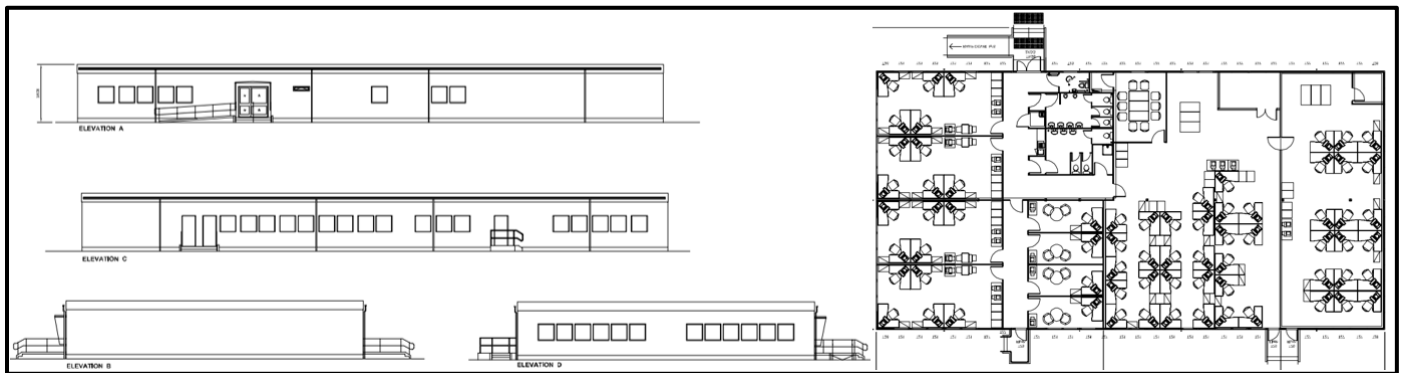
PLAN A – Site Context

The site is also situated within the defined 'Wire' containing the existing Bulford Garrison Military Barracks. As can be seen in PLAN B below, the site is situated on the western edge of the wider barracks site and is surrounded to the north, east and south by other, existing utilitarian military buildings. To the west other buildings/land separates the site from the 2.9 metre high perimeter fence with razor wire atop. This boundary is then defined by a former railway line/countryside and woodland.



PLAN B – Site Location within the Bulford Garrison Military Barracks

As can be seen in PLAN C below, the site currently consists of a large, single storey, flat roof building that is used as offices in association with the military use of the wider site. It is a modular panellised building that measures approximately 38.635 x 19.595 metres in footprint and extends to 3.808 metres in height. The building was first granted temporary permission in 2007 (under ref: S/2007/0533) for a period of 5 years. This permission has subsequently been renewed a number of times, with the most recent being renewed in 2022 (under ref: PL/2022/02692) granting a further 5 years consent which expires on 26th May 2027.



PLAN C – Elevations & Floor Plans

PROPOSAL

As is set out above, the current consent for the existing temporary building expires on 27th May 2027. Whilst there is still nearly a year to run on the current permission, the applicant has confirmed that the building will still be required past that date and has therefore sought a further 3 years temporary consent – until 31st March 2029. No changes are proposed to the external appearance of the existing building. The supporting documentation also confirms that this building is still necessary for its military function and is still designed and sited to best suit its operational use.

PLANNING HISTORY

S/2006/2401	Temporary single storey military office. Permission – 09.01.2007
S/2007/0533	Temporary single storey military office. Permission – 19.04.2007
S/2012/0992	Temporary single storey military office - this application is to extend the temporary consent (S/2007/533) for a further 5 years. Permission – 03.09.2012
17/01773/FUL	Extend current temporary consent S/2012/992 for a further 5 years for a temporary single storey military office (WD0625). Permission – 02.06.2017
PL/2022/02692	Temporary single-storey military office (WD0625) - To extend the current temporary consent (17/01773/FUL) for a further 5 years. Permission – 26.05.2022

POLICIES

National Planning Policy Framework (NPPF)

National Planning Practice Guidance (NPPG)

National Design Guide (January 2021) (NDG)

Salisbury District Local Plan policies (Saved by Wiltshire Core Strategy) (SDLP):

E19 – Existing Employment Sites in the Countryside

Wiltshire Core Strategy (WCS):

CP1 (Settlement Strategy)

CP2 (Delivery Strategy)

CP3 (Infrastructure Requirements)

CP4 (Amesbury Community Area)

CP37 (Military Establishments)

CP50 (Biodiversity and Geodiversity)

CP57 (Ensuring High Quality Design & Space Shaping)

CP59 (The Stonehenge, Avebury and Associated Sites World Heritage Site)

CP60 (Sustainable Transport)

CP61 (Transport & Development)

CP62 (Development Impacts on the Transport Network)

CP64 (Demand Management)

CP69 (Protection of the River Avon SAC)

Wiltshire Housing Site Allocations Plan (February 2020) (WHSAP)

Supplementary Planning Documents:

Wiltshire Design Guide (March 2024)

Creating Places Design Guide SPG (April 2006)

Achieving Sustainable Development SPG (April 2005)

Wiltshire Climate Strategy 2022-2027

Air Quality SPD (July 2025)

Wiltshire Local Transport Plan – Car Parking Strategy

Stonehenge and Avebury World Heritage Site Management Plan (2015)

Wiltshire Local Plan Review

At a meeting of full council on 19th May 2026 Councillors voted to withdraw the Wiltshire Local Plan review from examination.

ISSUES

The main considerations which are material to the determination of this application are listed below:

- Principle
- Character & Design
- Neighbouring Amenities
- Highway Safety
- Ecology

CONSULTATION

Archaeology – No Objection

- There are no archaeological issues that I would wish to raise in this instance

Highways – No Objection

- it is considered that the proposal is not detrimental to highway safety and I raise no highway objection.

Bulford Parish Council – No comments received

REPRESENTATIONS

Letters – None

ASSESSMENT

Principle:

WCS policy CP37 (Military Establishments) confirms that *‘New development and changes of use at operational facilities that help enhance or sustain their operational capability will be supported’* and further states that *‘Redevelopment, conversion or change of use of redundant MoD sites and buildings will be supported provided they are well related to an existing settlement in terms of both location and scale’*. In this instance, the agent’s covering letter explains that due to on-going operational military requirements, there is a need to retain the building in situ pending cessation of its current use. The proposals involve an existing building that has now been in situ since 2007 and that is situated within the defined Garrison, behind the ‘Wire’ and surrounded by other such utilitarian type buildings. The principle of the retention of this building is therefore considered acceptable within this policy context.

The principle acceptability is however subject to the detailed design in terms of the implications for the character of the area; neighbouring amenities; and highway safety. These matters will therefore be addressed in more detail below.

Character & Design:

The revised NPPF puts greater emphasis on the need for good design than the 2019 version. Paragraph 130 of the current NPPF sets out that developments should function well and add to the overall quality of the area, be sympathetic to local character and establish a sense of place. It states at Paragraph 134 that development that is not well designed should be refused.

At a local level, WCS policy CP57 (Ensuring High Quality Design & Place Shaping) further seeks to secure good design while CP37 (Military Establishments) states that *‘Development at operational or redundant sites should enhance the overall character of the site. All development at operational or redundant sites should mitigate any adverse impacts on local infrastructure, and not erode the character of the surrounding area’*.

As is set out above, the existing building is already situated on the site. No external alterations are proposed to the building over and above what has already been accepted on this site since 2007. The building measures approximately 19.595 x 38.635 metres in footprint and extends to 3.808 metres to its roof. The building is clad in natural stone aggregate finish GRP boarding under a mineral felt roof. The structure is considered to be utilitarian in terms of its design. However, large utilitarian structures characterise the existing military site. The proposal is not considered to be excessively large or out of scale with the existing buildings on the wider site and its utilitarian design and materials do not detract from the character and appearance of the immediate area where other utilitarian structures can be found. As such, whilst the building in isolation is not of a high quality design and does not enhance the character of the site it is considered to be appropriate for the context of the wider site.

It should also be noted that the proposal site is not clearly visible to members of the public due to its location behind the 'Wire' of the existing garrison. Furthermore, the structure is a temporary building that is to be removed at the cessation of its use; or at the end of the period of the temporary planning permission, which in this case would be a further 3 years, which will also be conditioned as such. It is not best practice to continue to renew temporary permissions indefinitely, primarily because the buildings in question are usually also temporary in design and construction; and if it continues to be necessary, it should be replaced with a more permanent structure. However in this instance, the proposed building is functionally designed; in keeping with others in the immediate area; and is still fit and necessary for purpose so a further extension to the temporary consent is therefore considered to be acceptable.

Neighbouring Amenities:

WCS policy CP57 (Ensuring High Quality Design & Space Shaping) requires that new development should be designed to ensure that the impact on the amenities of existing occupants/neighbours is acceptable and that appropriate levels of amenity are achievable within the development itself. The NPPF further confirms that planning should *'always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings'*. Residential amenity is affected by significant changes to the environment including privacy, outlook, daylight and sunlight, and living areas within private gardens and this therefore needs to be carefully considered accordingly.

In this instance, the windows that exist on the structure overlook land within the MoD's control. It is therefore considered that there is no potential for significant overlooking of private spaces belonging to the occupiers of the properties nearest to the proposal. Due to the structure's size, in terms of its height, width and depth; and the sufficient separation distance between the structure and the nearest properties, it is also considered that there is no harmful overshadowing or overbearing impact which would detrimentally affect the occupiers of the nearest properties. The proposals therefore continue to be acceptable in this regard.

Highway Safety:

The retention of this building will not result in any additional implications for highway safety and the Highway Authority has raised no objection accordingly.

Other Matters:

As the proposals involve the retention of an existing building, that is already in situ, it is not considered that they represent any new implications for archaeology; the character or setting of the nearby Stonehenge World Heritage Site; the River Avon SAC; or Salisbury Plain SPA.

CONCLUSION

The existing building continues to be fit for purpose; of appropriate design; and essential for military operations at the wider site. The proposed retention of the building also raises no new issues for the character of the area; neighbouring amenities; highway safety; heritage; or ecology. The application is recommended for permission accordingly.

RECOMMENDATION:

That Planning Permission be GRANTED subject to the following conditions:

1. The building hereby permitted shall be removed and the land restored to its former condition on or before 31st March 2029 in accordance with a scheme of work first submitted to and approved in writing by the Local Planning Authority.

REASON: In the interests of amenity, in order to secure the restoration of the land upon removal of a building for which permission can be justified only on the basis of a special temporary need.

2. The development hereby permitted shall be carried out in accordance with the following approved plans:

Application Form & Certificate

Ref: 23-XXXGEN-43-A1-400 Rev E – Illustrative Master Plan. Received – 16.04.2026

Ref: 3-WD0625-08-GA-A1-003 Rev A – Proposed Site Plan. Received – 16.04.2026

Ref: 76500.U3/1 Rev C – Floor Plan & Elevations. Received – 16.04.2026

REASON: For the avoidance of doubt and in the interests of proper planning.